

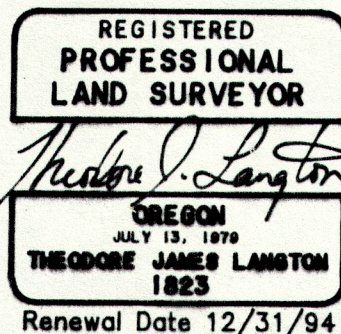
PARTITION PLAT No. 95-09

for
DAVID and KRISTEN SPAETH

in
NW 1/4 SECTION 8, T12S, R5W, W.M.
CITY OF CORVALLIS
BENTON COUNTY, OREGON

OCTOBER 31, 1994

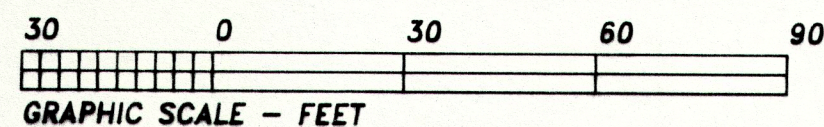
LD #94 - 0016



NORTHSTAR SURVEYING, INC.
720 N.W. 4th Street
Corvallis, Oregon 97330
Phone: 503-757-9050

I hereby certify that this drawing is
an exact copy of the original plat.

Theodore J. Langton
Theodore J. Langton



SURVEYOR'S CERTIFICATE

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, say that I have correctly surveyed and marked with proper monuments the land represented on this partition plat, the boundary of which is described as follows:

That tract of land conveyed to David and Kristen Spaeth per M-186548-94, Deed Records of Benton County lying in the Northwest 1/4 of Section 8, T 12 S, R 5 W, W.M., Benton County, Oregon, SAVE AND EXCEPT that portion which falls within the right-of-way of public roads, being more particularly described as follows:

Beginning at a 1/2" pipe at the Northeast corner of Parcel 2 of Partition Plat No. 93-24, said County; thence along the north boundary of said Spaeth tract N 89°54'55"E 129.87 feet to a 1/2" rod at the northeast corner thereof; thence along the east boundary of said Spaeth tract S 0°12'02"E 160.12 feet to the northerly right-of-way line of County Road No. 25485 (SW Country Club Drive); thence along said right-of-way line, S 89°55'00"W 130.00 feet to a 3/4" rod; thence along the east boundary of said Parcel 2, being also the west boundary of said Spaeth tract, N 0°09'10"W 160.11 feet to the point of beginning.

NARRATIVE

The purpose of this survey was to partition the parent tract as shown. I refer to my narrative for Partition Plat No. 93-24 for my approach to this. I used my same control for this job. This survey lies within McBee Tracts per CS 1836. McBee Tracts was not an official subdivision, but monuments were set at the tract corners. Mr. McBee conveyed his tracts via Metes and Bounds descriptions. As I did for P.P. 93-24, I feel the found monumentation is tight enough to hold for the original tract corners. I computed the missing SE corner at the deed record distance of 130 feet from the SW corner because of my client's tract having senior rights over the tract to the east. I then placed the new monuments on the 65' R/W as required by the city.

PARTITION PLAT CONSENT

A partition plat consent affidavit from Citizen's Bank, beneficiary of that certain Trust Deed recorded as M-189043-94, Deed Records of Benton County, with rights, title and interest in the lands represented on this partition plat, has been recorded in M-197549-95, said County Records.

LEGEND

- Found Monument 3/4" rod or as noted.
 - Set Monument: 5/8" x 30" rebar with a red plastic cap stamped "NORTHSTAR PLS 1823".
 - Computed Position, nothing found or set.
- Data of, or computed from, the following:
() Partition Plat No. 93-24
[] M-186548-94, Benton County Deed Records.
< > CS 1836

Pipe dimensions are inside diameter.

DECLARATION

Know all people by these presents that David Spaeth and Kristen Spaeth are the recorded owners of the lands represented on this partition plat, and more particularly described in the accompanying Surveyor's Certificate, and have caused same to be partitioned and surveyed into parcels as shown on the annexed map. There are no water rights appurtenant to this property.

We do hereby dedicate to the City of Corvallis the 5' strip of right-of-way as defined on the annexed plat.

We hereby create the private waterline easement for access, operation and maintenance of a well and waterlines therefrom, for the mutual benefit of Parcels 1 and 2 of this plat and that tract described in Book 122, Page 533.

David A. Spaeth
David Spaeth

Kristen K. Spaeth
Kristen Spaeth

ACKNOWLEDGEMENT

STATE OF OREGON)

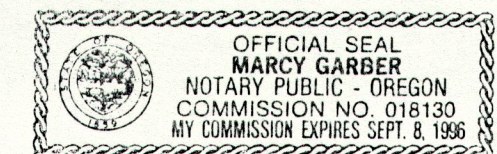
S.S.

COUNTY OF BENTON)

This is to certify that on this 24th day of February, 1995, before me, a Notary Public in and for said State and County, did personally appear the above signers, who being duly sworn, did say that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Marcy Garber
Notary Public - State of Oregon

My Commission expires 9-8-96



APPROVALS

APPROVED Leonard J. Smith 3-31-95
Corvallis City Engineer date

APPROVED Joe March 3-31-95
Development Services Manager date

APPROVED Ray Wilson 3-31-95
FOR Benton County Surveyor date

I hereby certify that pursuant to O.R.S. 92.095 all ad valorem taxes, fees and other charges required by law to be placed on the 1994-1995 tax roll, which became a lien or will become a lien during this tax year on this partition, but not yet certified to the tax collector for collection have been paid to me this 30th day of March, 1995.

by Doreen K. Gont
Benton County Assessor

I hereby certify that all ad valorem taxes and other charges required by law to be placed upon the tax roll which have become a lien on this partition that are now due and payable have been paid to me this 30th day of March, 1995, through June 30, 1995.

by Clark Ruppel
Benton County Tax Collector

STATE OF OREGON)

S.S.

COUNTY OF BENTON)

I hereby certify that the attached partition plat was received and duly recorded by me in the Benton County Records Book of Partition Plats as Plat No. 95-09, on this 3rd day of April, 1995, at 10:27 o'clock AM.

by David A. Spaeth
Benton County Clerk

